

SUBDIVISION ANALYSIS

January 28, 2009

S-1-2009

Highbury Towns East – Preliminary Plat

Ivory Homes

R-1-8 Zone

90 Units

9.6 Acres

9.4 U/A

BACKGROUND

Brad Mackay, representing Ivory Homes, is requesting preliminary approval for a new residential development to be known as Highbury Towns East. The subject property is located north of 3100 South and east of Daybury Drive.

STAFF/AGENCY COMMENTS:

Public Works Department:

- X Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- X Contact Salt Lake County Auditor's Office for approval of street names and subdivision names.
- X Street improvements shall be installed in accordance with plan and profiles approved by the Engineering Division.
- X Revisions to plat required.
- X Flood control issues to be coordinated with Public Works.
- X Will review the traffic circle to determine an acceptable size.

Utility Companies:

- X Standard Utility Easements required.

Granger Hunter Improvement District:

- X Project is subject to all GHID requirements and design standards.

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Fire Department:

- X Proposed fire hydrant locations need to be shown on subdivision plat.
- X Project shall meet all provisions of Fire Code relating to this type of development.
- X Fire access will need to be reviewed.
- X Will need to review traffic circle for emergency vehicle access.

Building Division:

- Soils report will be required.

ISSUES:

- The Highbury Towns East project is a residential community consisting of 90 units on 9.6 acres. A development agreement was reviewed and approved by the Planning Commission and City Council as it relates to this development. According to the development agreement, this project is to be substantially like the original town homes constructed by Ivory Homes which is located to the west of Daybury Drive.
- The site has been designed with buildings generally fronting the public street. This will be similar to the first Ivory project. Building elevations will be the same as those constructed in the original town home project. Ivory is adding an additional color scheme to create more diversity between buildings. A total of three color schemes will be used in this project.
- Buildings will consist of 100% masonry products. Brick and stucco will comprise the majority of exterior materials. Other masonry products may be used as accents where determined appropriate. Staff will recommend that brick be used on all elevations fronting private streets and courts to enhance the building elevation.
- There are a number of unit types with varying square footages. Unit sizes range from 1104 to 1861 square feet. All units will have a courtyard and/or a covered porch. The courtyard areas are fairly large and will provide residents a sense of outdoor living.
- Ivory Homes is planning on installing basements for all homes. A soils report was prepared when this area was planned for single family development. The report indicates that ground water was encountered at a depth ranging from 5-10 feet below existing grades. The finished grade elevations in this phase will be raised approximately 2 feet which will allow full basements to be constructed. It is staffs understanding that Ivory will also install a sub-drain system to provide an extra measure of protection for new home owners.

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- The proposed site plan indicates that the majority of residential units will have a two car garage. In an attempt to offer differing price points, Ivory is proposing that 21 units be constructed with a single garage. This differs from their original project where all units have a 2 car garage. The development agreement contains various exhibits regarding unit types. These exhibits indicate that all units will have a two car garage. As a result, staff will recommend that all units be provided with a two car garage. Although this may lessen the total number of units, it will comply with the approved development agreement.
- The proposed site plan does not provide any guest parking. Although the site meets the parking requirement for the zone, staff believes that guest parking is needed. Due to the narrow width of the private street, parking would not be allowed even on one side. As a result, there is limited parking for guests who may visit this community. Staff has discussed this matter with Ivory and they believe that 10-12 spaces could easily be provided. This recommendation will be reflected on the final plat.
- Setbacks are being proposed as illustrated on the site plan. Staff would like to see the setback along 3100 South increased to 15 feet. The minimum setback for all driveways will be 20 feet as specified in the development agreement.
- Open space for this development has been calculated at 52%. Of this number, approximately 17.1% has been calculated for usable open space. The specifics of the open space were not addressed during the development agreement. The agreement states that a clubhouse may be required as determined by the preliminary subdivision process.
- Ivory has not yet committed to a clubhouse. Staff believes that if a clubhouse is not provided for this development, the developer shall be required to provide a list of amenities that would off-set the lack of a clubhouse. Staff would suggest that the developer consider play structures, a sports court, gazebo and/or pavilion with picnic tables. Staff believes that these types of amenities along with what Zion's is proposing by way of the master trail system, waterways and urban fishery, will provide ample recreational and outdoor opportunities for residents living in this community. The question as to whether a clubhouse is constructed will need to be explored during the Planning Commission hearing.
- There are sufficient walking paths throughout the community. However, staff would like to see a sidewalk installed in the larger park along the north boundary to provide a better connection to the walkways on each side of the dedicated street.
- Staff has evaluated this project in regards to the multiple family design standards. This project meets the standards outlined in the ordinance governing architecture, color and variation. The developer will be provided a copy of these standards to make sure that all areas have been addressed. In addition, the proposed development has been reviewed and approved by Zions Securities.

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- Access to the site will be gained from Daybury Drive and from a future connection to the north. The L shaped road will be dedicated for public use. One unique aspect about this road is the proposed traffic circle. Ivory is utilizing this concept to calm traffic and to provide an aesthetic value to the community. The landscaped island will be maintained by the Master Association. The City Engineering Division will need to review this proposal and will provide a recommendation prior to the final plat. All other roads in this development will be private. The minimum asphalt width has been approved at 20 feet. However, where fire hydrants are required, this width will need to increase to 26 feet. The design and layout of the street system has been approved by the City Fire Department.
- As a number of residents from the Highbury community will undoubtedly use the City's Fitness Center, staff would like to recommend that a special type of crossing be considered at the intersection of 5400 West and 3100 South. A similar recommendation was made during the review process for other residential developments in this area. Staff believes that a crossing with a change in elevation, a pedestrian activated signal, or use of paving materials using color, or texture would benefit the pedestrian crossing at this location. Staff will raise this issue with the City's traffic engineer to see if something could be done to enhance the safety of this intersection.
- Improvements have been installed along 3100 South. The cross section consists of a 5-foot parkstrip and 5-foot sidewalk. A trex fence will be installed along the back of sidewalk in conjunction with this project. Fencing exists along the eastern boundary adjacent to the elementary school. Staff is not sure if Ivory intends to install solid fencing or will leave the existing fence in place.
- Along this same boundary, Ivory is proposing to install a pedestrian access into the elementary school. Although a pedestrian access will be constructed as part of phase 4 to the north, a second access makes sense due to the number of children from this development as well as from the first phase to the west. This matter will need to be coordinated with the Granite School District.
- Ivory anticipates using the same type of lighting as was used for their original project. An entry feature will also be used off of Daybury Drive. These neighborhood markers were reviewed as part of the development agreement.

STAFF ALTERNATIVES:

- A. Grant preliminary approval for the Highbury Towns East Subdivision subject to the following conditions:
 - 1. That the developer resolve all staff and agency concerns.

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2. That this development comply with all provisions listed in the development agreement.
3. That the developer provide a landscape plan to be reviewed during the final plat process. Said landscaping plan shall provide measures to ensure water conservation techniques will be used in accordance with City ordinances.
4. That the Planning Commission provide a recommendation regarding whether a clubhouse will be required. Aside from the clubhouse issue, staff recommends that Ivory Homes provide an amenity package for this development. Consideration shall be given to the following: Tot lot, gazebo/pavilion, picnic tables, sports court and other similar items that will enhance the open spaces within this development. Plans, placement and specifications shall be more formally reviewed during the final plat process.
5. That the proposed development comply with all provisions of the West Valley City Fire Department. This shall include access into and through the project.
6. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use.
7. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.
8. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.
9. That proposed building setbacks be in accordance with the site plan reviewed as part of this application. The building setback along 3100 South shall be increased to 15 feet. Slight modifications can be made to other setbacks if needed in order to accommodate utilities or other infrastructure. Modifications that deviate substantially from the approved site plan shall be reviewed by the Planning Commission.
10. That specialty lighting be provided throughout the entire development. A lighting plan shall be provided prior to final plat review.
11. That entry features be installed at Daybury Drive. Said features shall be in accordance with those approved as part of the development agreement.
12. That building elevations, colors and materials, be in accordance with those illustrated during the January 28, 2009 Planning Commission hearing. The developer shall also provide brick materials to each building along all private streets and/or alleys as was done in the original town home project.

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13. That trex fencing be installed along 3100 South. Said fencing shall match the existing fencing along 3100 South and east of Daybury Drive.
 14. That the City Transportation Engineer and Parks Department evaluate the possibility of a special crossing at 3100 South and 5400 West as mentioned in the staff analysis.
 15. That a pedestrian access be provided to the elementary school to the east. Said location shall be between phases 3 and 4. (This recommendation is subject to approval by the Granite School District)
 16. That all units have a 2 car garage.
 17. That a sidewalk be constructed along the north side of Parcel A.
 18. That the City Engineering Division review the roundabout. Findings of this review will be discussed during the final plat process.
- B. Continuation, in order for the developer to address issues raised during the public hearing.